

THE PARLIAMENT OF THE COMMONWEALTH  
OF AUSTRALIA

JOINT COMMITTEE ON THE  
AUSTRALIAN CAPITAL TERRITORY

REPORT ON PROPOSALS FOR  
VARIATIONS OF THE PLAN OF  
LAYOUT OF THE CITY OF CANBERRA  
AND ITS ENVIRONS

ITEM THREE - SEVENTY-FIFTH SERIES/  
ITEM ONE - SEVENTY-SIXTH SERIES

NOVEMBER 1982

THE PARLIAMENT OF THE COMMONWEALTH OF  
AUSTRALIA

JOINT COMMITTEE ON THE  
AUSTRALIAN CAPITAL TERRITORY

REPORT ON:  
PROPOSALS FOR VARIATIONS OF  
THE PLAN OF LAY-OUT OF  
THE CITY OF CANBERRA  
AND ITS ENVIRONS

(SEVENTY-FIFTH SERIES - ITEM 3/  
SEVENTY-SIXTH SERIES - ITEM 1)

## TABLE OF CONTENTS

|                                                      | <u>Page</u> |
|------------------------------------------------------|-------------|
| Terms of Reference                                   | iii         |
| Membership of the Committee                          | iv          |
| Recommendations                                      | v           |
| Introduction                                         | 1           |
| Matters Outstanding from the 75th and<br>76th Series | 3           |

## APPENDIXES

|            |                                                                              |
|------------|------------------------------------------------------------------------------|
| APPENDIX I | Letter from the Minister for the Capital Territory<br>dated 5 November 1982. |
|------------|------------------------------------------------------------------------------|

## JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

The Joint Committee on the Australian Capital Territory was first appointed by resolution of both Houses of Parliament in 1957 and has been re-appointed in succeeding Parliaments. Both Houses resolved to appoint a Joint Committee on the last sitting day in 1956 but time did not permit the appointment of members. The present Committee was appointed for the life of the 32nd Parliament by resolutions of the Senate and the House of Representatives in December 1980.

The duties of the Committee as specified in its Resolution of Appointment are to inquire into and report on:

- (a) all proposals for modification or variations of the plan of lay-out of the City of Canberra and its environs published in the Commonwealth of Australia Gazette on 19 November 1925, as previously modified or varied, which are referred to the committee by the Minister for the Capital Territory, and
- (b) such matters relating to the Australian Capital Territory as may be referred to it by:
  - (i) the Minister for the Capital Territory, or
  - (ii) resolution of either House of the Parliament.

# MEMBERSHIP OF THE COMMITTEE

Chairman:

Senator M.E. Reid

Deputy Chairman:

Mr K.L. Fry, M.P.  
Senator G. Georges  
Senator D.J. Hamer, DSC  
Senator M.A. Colston  
Mr J.M. Bradfield, M.P.  
Mr W.P. Coleman, M.P.  
Hon. J.D.M. Dobie, M.P.  
Mr N.J. Hicks, M.P.  
Mrs. R.J. Kelly, M.P.

Secretary:

Mr A. Kelly

## RECOMMENDATIONS

The Committee approves the variations at Florey, that is item 3 of the 75th Series and item 1 of the 76th Series provided that land servicing is conducted by the NCDC and marketing is conducted by DCT.

## Introduction

1. In the 75th and 76th Series of Variations to the City Plan the Committee deferred its approval on two items in the suburb of Florey, pending the provision of further information by the Department of the Capital Territory (DCT) and the National Capital Development Commission (NCDC) about changes to the existing system of land servicing.

2. The Committee has received a letter from the Minister for the Capital Territory, the Hon. W.M. Hodgman, M.P. dated 5 November 1982, providing further information and seeking the approval of these two variations by the Committee.

3. It was in the Commonwealth of Australia Gazette of 12 August 1981 and 25 February 1982, that the Minister for the Capital Territory, pursuant to the powers conferred on him by section 12A of the Seat of Government (Administration) Act, 1910, notified his intention to vary the plan of lay-out of the City of Canberra and its environs. Members of the public were invited to lodge objections in writing with the Secretary of the Department of the Capital Territory within 21 days of the publication specifying the grounds of those objections.

4. On 6 August 1981 and 24 February 1982, pursuant to paragraph 1 (a) of the Resolution of Appointment of this Committee, the items contained in the Minister's proposals and designated the 75th Series and 76th Series respectively, were formally referred by the Minister for investigation and report. These two sets of variations were first advertised in The Canberra Times on 29 August 1981 and 27 February 1982.

5. The Committee held public hearings on the 75th Series on 21 September 1981 and 76th Series on 22 March 1982 and took evidence from officers of the NCDC, DCT, representatives of the A.C.T. House of Assembly, interested organisations and private citizens.

6. The NCDC and DCT supplied jointly prepared briefing notes which set out the background to the two Series of variations. These briefing notes together with the Minister's letters referring the variations to the Committee can be found in the Reports on the 75th Series and 76th Series which were tabled in the Parliament on 15 October 1981 and 22 April 1982 respectively and have not been reproduced here.



Matters Outstanding from the 75th and 76th Series  
Florey

7. Item 3 of the 75th Series of Variations proposed the deletion from the City Plan of some roads previously gazetted but not constructed, and the addition of several new roads, to provide access to a new subdivision comprising 368 detached housing blocks, 72 cottage housing blocks, 24 courtyard housing blocks, a Government primary school and neighbourhood playing field in Florey. The amendments arose from re-examination of (i) public transit requirements and (ii) location of access intersections to arterial roads.

8. With respect to this proposal two objections were received. Mr A.G. Davies claimed little attention appeared to have been given in the Plan to orientation and aspect of houses in order to gain the maximum benefit from the sun. The Action for Public Transport objection was based on the emphasis in the subdivision on detached rather than medium density housing. It was argued that detached housing does not maximize the potential for public transport.

9. Furthermore, the House of Assembly representative, Ms. M. Horder, objected to this variation on the basis that it did not provide direct access to Ginninderra Drive.

10. The NCDC informed the Committee that the development of the new subdivision was to be carried out by private developers. This was because the Federal Government had decided not to provide funds in the 1981/82 Budget for residential land servicing in the A.C.T. in that financial year because of the then adequate supply of serviced land.

11. The Committee stated in the Report that it could not agree to the variation until:-

- (i) it receives from the NCDC and OCT copies of the draft guidelines that are currently being prepared governing the release of land in new residential subdivisions and setting out the responsibilities of private developers regarding servicing standards and marketing procedures.
- (ii) it is informed by NCDC of the definite plans for the remainder of Florey and access roads to the north and east are provided for the subdivision.
- (iii) the future development incorporates a greater proportion of medium density housing.

12. Item I of the 76th Series provided for the completion of the distributor road network for Florey, establishing connections with its northern, eastern and southern boundaries. The proposal included a reservation for a bus only road, which would extend the existing busway from Belconnen Town Centre, westward from Coulter Drive. It was also stated in the briefing notes that, 'these primary roads provide the internal framework for the eastern part of Florey, within which, tracts of land for development by private enterprise will be defined'.

13. Prior to the public hearing on the 76th Series, the Committee was briefed by officers of the NCDC and OCT on the progress made up to that time with the proposed administrative arrangements for the transfer of functions relating to the servicing of residential land in the ACT from the public to the private sector.

14. The Committee noted in its Report on the 76th Series that the NCDC had released a draft policy plan for Florey in March 1982, and that this draft plan provided the context for the road proposals gazetted for Florey in the 76th Series. The Committee decided that the draft policy plan satisfied the second and third conditions imposed for approval to be granted to item 3 in the 75th Series.

15. The Committee has therefore deferred its approval with respect to two variations at Florey pending further information. The Minister for the Capital Territory in his letter to the Chairman dated 5 November 1982 (Appendix 1) has informed the Committee that:

Cabinet recently agreed to responsibility for the servicing and marketing of land remaining with NCDC and the Department respectively pending the Government's decision on any recommendations that arise from the current NCDC Review.

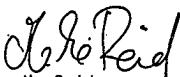
The Minister has sought the Committee's approval to these variations in Florey in the light of this Cabinet decision.

16. The Committee therefore approves the variations at Florey, that is item 3 of the 75th Series and item 1 of the 76th Series provided that land servicing is conducted by the NCDC and marketing is conducted by DCT.

17. The Minister informed the Committee in his letter that arrangements for the land servicing and marketing by the private sector are still in the development stage. Accordingly, the Committee notes the Minister's undertaking to consult with it on any new arrangements before they are implemented. The Committee

would wish to examine the arrangements and the legal requirements before it would approve any variation that involved private sector land servicing or marketing.

10 November 1982

  
M. Reid  
Chairman



MINISTER FOR THE CAPITAL TERRITORY  
PARLIAMENT HOUSE  
CANBERRA A.C.T. 2600

5 November 1982

My dear Senator

You are aware that Cabinet recently agreed to responsibility for the servicing and marketing of land remaining with NCDC and the Department respectively pending the Government's decision on any recommendations that arise from the current NCDC Review.

One of the areas on which development should proceed without delay is in Florey and you will recall that in considering the 76th Series of Variations of the City Plan, your Committee deferred approval of the layout of roads proposed by NCDC until adequate information had been provided about the guidelines that will apply to private sector land servicing. I would be grateful if your Committee could approve the road layout for Florey so that it can proceed without delay.

Cabinet also agreed that private sector involvement in the servicing and marketing of land should be maximised in the interim. As a consequence of this decision, consideration is now being given to selecting those areas that are best retained for servicing by NCDC and those that are suitable for early sale with a view to servicing being carried out by the private sector. The arrangements that are being considered are still in the development stage and the basic legal requirements have not yet been confirmed.

I will consult your Committee before any new arrangements are implemented.

Yours sincerely

MICHAEL HODGMAN  
Minister for the Capital Territory

Senator Margaret Reid  
Chairman  
Joint Committee on the A.C.T.  
Parliament House  
CANBERRA A.C.T. 2600

